

# \$399,000 - 2018 24 Avenue, Didsbury

MLS® #A2262451

**\$399,000**

2 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.14 Acres

NONE, Didsbury, Alberta

Situated on a peaceful street just steps from Didsbury's amenities, this 2 bedroom, 2 full bathroom home is the perfect blend of comfort, modern day character, and small-town charm. Its 808 sqft footprint is thoughtfully laid out to make the most of every inch ! It's Ideal for first-time buyers, downsizers, or anyone looking to slow down and enjoy a simpler way of life. Warm **HARDWOOD FLOORS** set the tone the moment you walk through the door, pairing beautifully with the natural wood kitchen cabinetry and the unique wood slat ceiling overhead. The kitchen features stainless steel appliances, while the **OPEN LAYOUT** allows light to flow easily through the main living space .. creating a welcoming atmosphere that feels instantly like home.

The main floor offers one comfortable bedroom and a full bathroom, while the **FULLY FINISHED LOWER LEVEL** adds a second bedroom and full bath – a perfect setup for guests or a quiet office.

Outside, the fully **FENCED LOT** offers both privacy and potential, with back lane access that makes future parking or a garage a breeze with appropriate approval. A beautiful mature tree graces the front yard, offering shade and curb appeal while enhancing that timeless small-town feel.

And the location couldn't be better – just a short walk to shopping, medical services, and everyday conveniences, yet still offering the peace and quiet Didsbury is known for.



Whether you’re stepping into homeownership, looking to downsize, or searching for a low-maintenance investment, this home captures the ease and warmth of small-town living.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262451    |
| Price          | \$399,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 809         |
| Acres          | 0.14        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2018 24 Avenue       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

**Amenities**

|         |                               |
|---------|-------------------------------|
| Parking | Alley Access, On Street, None |
|---------|-------------------------------|

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Open Floorplan, Storage                    |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard, Storage  
Lot Description        Back Lane, Back Yard, Garden, Low Maintenance Landscape, No  
                                 Neighbours Behind  
Roof                        Asphalt Shingle  
Construction           Composite Siding, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                October 10th, 2025  
Days on Market        16  
Zoning                      R-2

**Listing Details**

Listing Office            Quest Realty

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